

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 13, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, June 13, 2023, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Carson Carter
Kate Flanagan
Chris Hanson
James Kelly
Gregory Nato

Absent: Michael Buonanno
Schnekwa McNeil

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary to the Land Use Boards

Meeting called to order at 6:35 p.m.

Minutes of the May 9, 2023 ARC meeting

Carson Carter moved to accept the minutes from the May 2023 ARC meeting.
Kate Flanagan seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-055

Applicant: Katherine Gallagher
Owner: Katherine Gallagher
Location: 10 Bay View Terrace

Application to paint using colors from the Benjamin Moore Historic Color palette.

James Kelly moved to approve the consent agenda application as submitted.
Chris Hanson seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2023-013

Applicant: Mark K. Finkelstein
Owner: Randy C. McMurtrie and Stephanie Bloomer
Location: 35 South Lander Street

Amendment request to the 2/8/22 approved application.

Chris Berg and Alex Finkelstein appeared before the Board.

Mr. Berg gave an overview of the proposed changes to the original plan. He said the amendment reduces the number of wall sconces and changes the color of the light fixtures.

Chris Hanson moved to approve the amended application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2022-006

Applicant: Jonathan Powell
Owner: Newburgh Community Land Bank
Location: 143 Washington Street

Amendment request to the 3/9/22 application.

Jonathan Powell appeared before the Board and gave an overview of the proposed changes due to SHPO review. He said SHPO comments refer to the new building only and include: no vertical siding and no glazed corner storefront. He said they would like to see the proposed storefront have a masonry base with punched windows. He said one of the proposed commercial spaces will be converted into a residential unit. He said the proposed ramp structure on the Federal Street side has been removed. He said the proposed deck structure has been removed and replaced with a grass area. He said the rear side ramp remains for ADA compliance. He said they moved a proposed rear door from the left side of the historic building to the right side of the building. He said the proposed façade rain screen has been removed from the plan and will be a wall construction with no affect, tongue and groove connection, horizontal clapboard siding. He said SHPO preferred a wooded stoop instead of the proposed masonry stoop.

Mr. Carter asked why the siding below the cornice terminates before the corner of the building on the Federal Street side.

Mr. Powell said it was an architectural decision to match the base. He said they pulled the proposed siding in from the corner as the siding will not continue to the rear façade.

Mr. Powell said they removed the Juliet balconies from the Federal Street side for value and engineering reasons. He said they removed the roof deck due for engineering reasons.

Mr. Hanson asked if there will be a green roof.

Mr. Powell said they will not have a green roof.

Mr. Powell said they removed a side panel window and a hopper window on the new building for part SHPO approval and value engineering.

Mr. Powell said they need to use a triple pane window to meet their sustainability goals and achieve energy criteria. He presented two types of windows approved by SHPO: Cembra Aluminum Window and a uPVC window.

Mr. Kelly referred to the East End Historic guidelines regarding the use of synthetic materials.

The Board discussed the East End Historic guidelines regarding windows, the longevity and durability of the windows presented.

Chris Hanson moved to approve the amended application as submitted subject to the following conditions:

- The windows shall be the SHPO approved Cembra Aluminum Windows (and not the uPVC variety as indicated on the plan set).

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-048

Applicant:	Chris Berg/Berg + Moss Architects, PC
Owner:	Newburgh SHG 86 LLC
Location:	15 Dubois Street

Returning for determination to install front porch and hood, install new lighting, install new fence, install new windows, install new front entrance door, replace edge flashing, repair dormer, repair/restore cornice, repair water table, repair/repoint brick, repair fire escape, replace shingles if necessary and paint using colors from the Benjamin Moore Historic Color palette.

Chris Berg appeared before the Board and gave a brief overview of the proposed project. He said the drawings are more accurately drawn. He said he placed the dividing copper flashing between the two buildings to demark the different types of shingles.

Mr. Kelly asked about the shingle material.

Mr. Berg said any shingles in need of replacement will be done with a synthetic slate shingle in the color to match the existing.

Mr. Kelly asked if the paint will be removed.

Mr. Berg confirmed.

Mr. Berg said there are plans to rebuild the hood or install a new hood that mimics the historic hood. He said he will return to the ARC Board for that detail.

Carson Carter moved to approve the application as submitted.

Kate Flanagan seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2023-051

Applicant: Benjamin Tilton
Owner: Benjamin Tilton and Celine Tilton
Location: 249 Grand Street

Application to construct a second story to an existing garage.

Jon Moss, Benjamin Tilton, and Celine Tilton appeared before the Board.

Mr. Moss gave an overview of the proposed project.

Mr. Carson asked if there are proposed alterations to the brick work.

Mr. Moss said not at this time.

Mr. Hanson asked the applicants if they live in the house next to it.

Mr. Tilton confirmed. He said the existing building is their garage.

Mr. Moss said the reason for the height is due to the interior wrought iron tension trusses.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-052

Applicant: Jon Moss/Berg + Moss Architects, PC
Owner: Daniel Merino
Location: 162 Dubois Street

Application for rear renovations: install new siding, install new windows, install new doors, and install new roofing.

Jon Moss appeared before the Board and gave an overview of the proposed project.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-053

Applicant: Jon Moss/Berg + Moss Architects, PC
Owner: Moishe Herczl
Location: 182 Broadway

Application to install new lighting fixtures, install new signage band, remove surface wiring, restore missing tracery, reset/restore cornice and paint using colors from the Benjamin Moore Historic Color palette.

Jon Moss appeared before the Board and gave an overview of the proposed project.

Mr. Kelly asked if the owner considered re-siding the building.

Mr. Moss said no.

Ms. Flanagan asked if there are plans to remove the gutter from the right side of the building as it is not reflected in the submitted drawings.

Mr. Moss said there are no plans to remove the gutter. He said the gutter was left off the drawings.

Ms. Flanagan asked that the gutter be reflected on the drawings that are submitted to the Building Department.

Ms. Flanagan said there is no step to the residential door.

Mr. Moss said the owner is not addressing the residential door at this time.

Mr. Carter asked to explain the first-floor landing.

Mr. Moss said the first-floor landing consists of artificial stone that was stuccoed over.

Mr. Nato asked what the intention is for the first-floor use.

Mr. Moss said a restaurant.

Mr. Hanson said the owner acquired this property from the City.

Ms. Flanagan asked if there are requirements of the purchase that a certain standard of rehabilitation shall be met.

The Assistant Corporation Counsel said the only requirements are to bring the building up to all state and local code.

Mr. Kelly asked what is underneath the current siding.

Mr. Moss said that is unknown.

Mr. Nato asked if there is proposed work on the molding and casing.

Mr. Moss said the proposal is to paint only.

Ms. Flanagan asked the applicant to review what is under the current siding.

Mr. Kelly said he would like to see proper restoration of the cornice. He asked about water seepage where the vinyl siding meets the masonry.

Mr. Moss said flashing would be added.

Mr. Carter said the storefront is the most important detail on the commercial corridor. He agrees with researching what exists underneath the current siding and storefront.

The Chairperson requested a detailed drawing that includes the downspout, what exists underneath the current siding, window casing detail, and corner molding.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application to submit additional details.

AR 2023-054

Applicant:	Chris Berg/Berg + Moss Architects
Owner:	233 Broadway Newburgh LLC
Location:	233 Broadway

Application to construct a new, mixed-use building.

Jonathan Moss appeared before the Board and gave an overview of the proposed project.

Mr. Hanson asked if the brick portion of the Ann Street side is proposed retail.

Mr. Moss said confirmed.

Mr. Hanson asked if they are proposing retail entrances on the Ann Street side.

Mr. Moss said confirmed.

Mr. Nato asked if you can also access retail from the Broadway side and pass through to the Ann Street side.

Mr. Moss said you would access the retail from the Ann Street side with an elevator access to the Broadway side.

Ms. Flanagan asked what the use of the retained historic building is.

Mr. Moss said it will be the lobby for the apartment building and amenity space.

Ms. Flanagan asked if the retained historic building will be visible from the Ann Street side.

Mr. Moss confirmed.

Mr. Kelly said his concern is the historic building is not receiving the attention it deserves by encapsulating it into a new building.

Ms. Flanagan said, referring to the East End Historic guidelines, in the Commercial District a specific determination would have to be made to approve a building that is significant different in height from the adjoining buildings. She said the proposed massing is inappropriate in her opinion.

The Chairperson opened the public hearing.

Hael Stewart Fischel spoke in favor of the application.

The Chairperson held the public hearing open.

Mr. Carter said he would like to see the building shift further to the east and remove the balconies to provide a view of the existing building.

Mr. Nato said the new addition overcuts the garage portion. He said he would like to see a separation of the existing and the new to allow for the existing building to maintain its presence on Broadway.

Ms. Flanagan said the dark color of the new addition aides in the building's large appearance.

Mr. Kelly said the dark color sets off the new addition.

The Chairperson agreed with Mr. Nato.

Mr. Hanson said the proposed design maximizes the un-used section of the lot. The east side of the new development takes the historic attention away from the existing building. He suggested not encapsulating the existing building and allowing the new addition to form behind the existing building and creating more of an Ann Street presence.

The applicant requested a table of its application to submit additional details.

With no further business to discuss, the meeting adjourned at 8:40 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson